

**WESTCHESTER GARDENS OWNERS INC  
OPERATING BUDGET  
FOR THE YEAR ENDED DECEMBER 31, 2024**

	<b>(APPROVED)</b>	
<b>RECEIPTS</b>		
CARRYING CHARGES - 2%	1,419,830	
FUEL SURCHARGE - \$.75/SHARE	38,111	
PARKING	80,000	
LAUNDRY ROOM INCOME	13,200	
STORAGE UNITS	6,500	
MISCELLANEOUS INCOME	2,000	
TOTAL RECEIPTS		1,559,641
 <b>EXPENDITURES</b>		
<b>ADMINISTRATIVE EXPENSES</b>		
MANAGEMENT FEE	36,000	
LEGAL	4,000	
AUDITING	9,300	
TELECOMMUNICATIONS	4,000	
OFFICE AND ADMIN EXPENSES	8,655	
TOTAL ADMINISTRATIVE EXPENSES		61,955
 <b>MAINTENANCE EXPENSES</b>		
PAYROLL	176,000	
SUPPLIES	15,000	
SECURITY	1,000	
REPAIRS AND MAINTENANCE	100,000	
MAJOR REPAIRS	20,000	
EXTERMINATING EXPENSES	12,000	
LANDSCAPING, GROUNDS AND TREES	52,000	
SNOW REMOVAL AND SUPPLIES	10,000	
TOTAL MAINTENANCE EXPENSES		386,000
 <b>UTILITIES EXPENSES</b>		
GAS HEAT	176,000	
ELECTRICITY AND GAS	25,000	
WATER	39,000	
TOTAL UTILITIES EXPENSES		240,000

**WESTCHESTER GARDENS OWNERS INC**

**(APPROVED)**  
**2024**

**TAXES AND INSURANCE**

REAL ESTATE TAXES	395,000	
REAL ESTATE TAXES - REFUSE FEE	23,000	
PAYROLL TAXES	14,800	
LICENSES AND PERMITS	500	
INSURANCE	101,000	
UNION WELFARE AND PENSION FUND	83,000	
FRANCHISE TAXES	<u>2,000</u>	
TOTAL TAXES AND INSURANCE		619,300

**FINANCIAL EXPENSES**

INTEREST ON MORTGAGE	<u>136,067</u>	
TOTAL FINANCIAL EXPENSES		136,067

**CONTRIBUTIONS TO EQUITY**

AMORTIZATION OF MORTGAGE	104,319	
RESERVE CONTINGENCY/CAPITAL	<u>12,000</u>	
TOTAL CONTRIBUTIONS TO EQUITY		<u>116,319</u>

TOTAL EXPENDITURES 1,559,641

**NET SURPLUS (DEFICIT)** 0